066.0 Map | 0005 Block | 0004.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	747,700	/	747,700
USE VALUE:	747,700	/	747,700
ASSESSED:	747,700	/	747,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		RADCLIFFE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY LEANNE J & DONALD S
Owner 2:	
Owner 3:	
Street 1:	4 RADCLIFFE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MURPHY DONALD S -
Owner 2:	-
Street 1:	4 RADCLIFFE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,180 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1912 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6180.000	319,200	4,700	423,800	747,700
Total Card	0.142	319,200	4,700	423,800	747,700
Total Parcel	0.142	319,200	4,700	423,800	747,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.06 | /Parcel: 391.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,200	4700	6,180.	423,800	747,700	747,700	Year End Roll	12/18/2019
2019	101	FV	250,400	4700	6,180.	393,500	648,600	648,600	Year End Roll	1/3/2019
2018	101	FV	250,400	4700	6,180.	393,500	648,600	648,600	Year End Roll	12/20/2017
2017	101	FV	248,200	4700	6,180.	345,100	598,000	598,000	Year End Roll	1/3/2017
2016	101	FV	248,200	4700	6,180.	314,800	567,700	567,700	Year End	1/4/2016
2015	101	FV	241,800	4700	6,180.	278,500	525,000	525,000	Year End Roll	12/11/2014
2014	101	FV	241,800	4700	6,180.	263,300	509,800	509,800	Year End Roll	12/16/2013
2013	101	FV	241,800	4700	6,180.	250,600	497,100	497,100		12/13/2012

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 5686

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY DONALD S	73413-139	1	10/7/2019	Convenience	99	No	No		
MURPHY DONALD S	73413-134	1	10/7/2019	Convenience	99	No	No		
MURPHY DONALD S	64322-262		10/3/2014	Convenience	1	No	No		
MURPHY STEPHEN	61384-26		3/13/2013	Family	99	No	No		
MURPHY DOROTHY	47402-316		5/5/2006	Family	1	No	No		Dorothea dod 12/23/12
MURPHY DOROTHY	47392-487		5/5/2006	Family	1	No	No		
MURPHY DOROTHY	41018-368		9/26/2003	Family	1	No	No		
MURPHY DOROTHY	41018-367		9/26/2003	Family	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2016	671	Redo Kit	17,000					remod Kitch + 1/2b

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2017	Measured	DGM	D Mann
5/9/2017	Left Notice	DGM	D Mann
5/9/2017	Permit Visit	DGM	D Mann
3/20/2009	Meas/Inspect	372	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	267	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6180		Sq. Ft.	Site		0	70.	0.98	12									423,779						423,800	

Total AC/HA: 0.14187 | Total SF/SM: 6180 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 423,779 | Spl Credit | Total: 423,800

PRINT

Date	Time
12/10/20	20:32:33

LAST REV

Date	Time
11/26/19	11:10:38

jorourke

User Acct

42475

GIS Ref

GIS Ref

Insp Date

05/09/17

!5686!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	42475
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	white/red brick		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19916320
Const Adj.:	1.00939417
Adj $ / SQ:	151.304
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433734
Depreciation:	114506
Depreciated Total:	319228

COMMENTS

UAT UNFINISHED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

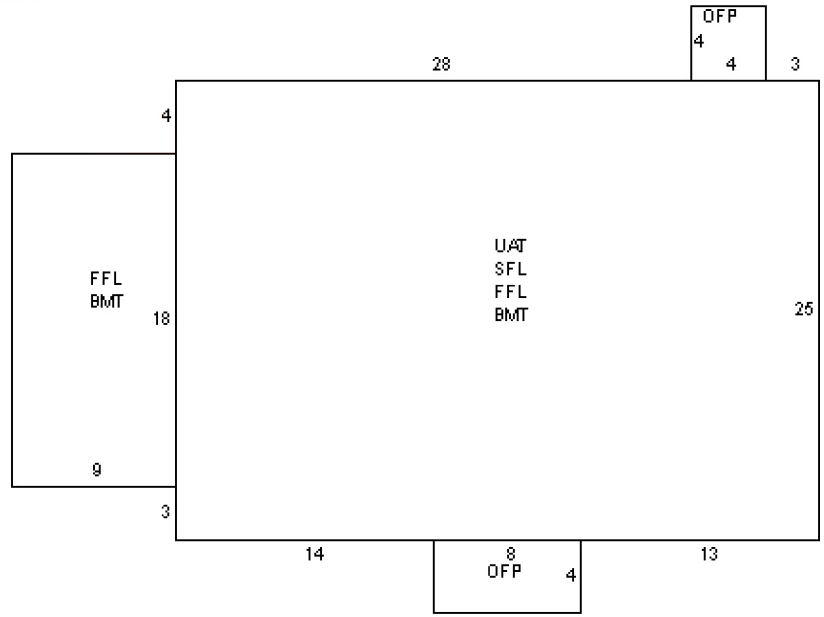
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	151.30
Special Features:	0	Val/Su Net:	99.25
Final Total:	319200	Val/Su SzAd	166.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,037	45.390	47,071
FFL	First Floor	1,037	151.300	156,902
SFL	Second Floor	875	151.300	132,391
UAT	Upper Attic	219	60.520	13,239
OFP	Open Porch	48	44.410	2,132
	Net Sketched Area:	3,216	Total:	351,735
Size Ad	1912	Gross Are	3872	FinArea 1912

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1929	21.93	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc